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Date: **September 15, 1980**

Subject: **Manufactured Homes**

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Reference: **N.J.A.C. 5:23-4B.5(a)**

The Department of Community Affairs has become increasingly aware of a problem involving manufactured homes. In many cases, manufactured homes have not been provided with the proper support and anchorage system.

All code enforcement officials should make themselves aware of the applicable provisions of the Federal Manufactured Home Construction and Safety Standards (24CFR, Part 3280), especially where they relate to the Uniform Construction Code (UCC). This standard is available from the United States Department of Housing and Urban Development, Office of Mobile Home Standards, 451 Seventh Street, S.W., Washington, D.C. 20410.

The following rules apply to the approval and installation of manufactured homes located in mobile home parks and on an individual's property:

1. Manufactured homes built after June 15, 1976 are required to be built to the Federal Manufactured Home Construction and Safety Standards. They are required to have Federal insignia located on the rear of the unit.

Manufactured homes built after December 7, 1972 and prior to June 15, 1976 were required to be built to New Jersey standards, and as such required State insignia.

Manufactured homes built prior to December 7, 1972 are subject to inspections by the appropriate subcode officials.

2. A construction permit is required for all on-site construction work required in connection with the installation of the manufactured home. Such work shall include support and anchorage systems, electrical and plumbing systems, site grading, etc.
3. The support and anchorage system, including foundation, for a manufactured home shall be designed by a licensed professional engineer or registered architect in accordance with the corresponding provisions of the Federal standards and the UCC. As per provisions in N.J.A.C. 5:23-2.15(e)1ix, a single-family homeowner may design the support and anchorage system for

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his or her own home. However, the construction official should caution the owner about possible complications which may void the manufacturer's warranty on the manufactured home.

4. The proposed site for installation of a manufactured home shall meet all the applicable requirements for fire separation in the UCC.